038.0	0002	0005.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,087,300 /	1,087,300
					USE VALUE:	1,087,300 /	1,087,300
					ASSESSED:	1,087,300 /	1,087,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOLANOS KIMON/LIBERTY	
Owner 2:	TRUSTEES BOLANOS TRUST	
Owner 3:		
Street 1:	99 WALNUT ST SUITE G-1	
Street 2:	C/O ARLINGTON COFFEE CONNECTION	
Twn/City:	SAUGUS	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	01906	Type:

PREVIOUS OWNER

Owner 1:	BOLANOS KIMON -
Owner 2:	M/T DUNKIN DONUTS -
Street 1:	101 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,948 Sq. Ft. of land mainly classified as Restaur/Bar with a Fast Food Building built about 1966, having primarily Conc. Block Exterior and 1560 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	8948.000	243,100	8,100	836,100	1,087,300
Total Card	0.205	243,100	8,100	836,100	1,087,300
Total Parcel	0.205	243,100	8,100	836,100	1,087,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 696.99 | /Parcel: 696.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 25305

GIS Ref

GIS Ref

Insp Date 09/11/18

!3151!

PREVIOUS ASSESSMENT

Parcel ID 038.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	326	FV	243,100	8100	8,948.	821,600	1,072,800	1,072,800	Year End Roll	12/18/2019
2019	326	FV	205,500	8500	8,948.	773,300	987,300	987,300	Year End Roll	1/3/2019
2018	326	FV	205,500	8500	8,948.	676,600	890,600	890,600	Year End Roll	12/20/2017
2017	326	FV	205,500	8500	8,948.	531,600	745,600	745,600	Year End Roll	1/3/2017
2016	326	FV	205,500	8500	8,948.	531,600	745,600	745,600	Year End	1/4/2016
2015	326	FV	190,400	8800	8,948.	483,300	682,500	682,500	Year End Roll	12/11/2014
2014	326	FV	190,400	8800	8,948.	483,300	682,500	682,500	Year End Roll	12/16/2013
2013	326	FV	190,400	8800	8,948.	483,300	682,500	682,500		12/13/2012

PRINT

Date	Time
12/10/20	18:27:53

LAST REV

Date	Time
06/20/19	10:50:35
jorourke	
3151	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOLANOS KIMON	33944-41		10/29/2001	Family	1	No	No		
	13498-504		7/1/1978		212,500	No	No		Y

USER DEFINED

Prior Id # 1:	25305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2012	1528	Renovate	20,000	C				
9/14/2012	1166	Renovate	58,000	C				
10/4/2002	942	Manual	120,000	C				REMODEL EXISTING D
10/8/1992	502	Manual	2,200	C				SIGN
8/26/1992	401		70,000	C				REMODEL STORE

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2019	I & E Return	JO	Jenny O
9/11/2018	Meas/Inspect	PH	Patrick H
4/14/2016	I & E Return	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/12/2013	Info Fm Prmt	MM	Mary M
4/11/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
4/5/2000	Meas/Inspect	197	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		8948		Sq. Ft.	Site		0	43.25	2.16	CG									836,092						836,100	

Total AC/HA: 0.20542 | Total SF/SM: 8948 | Parcel LUC: 326 | Restaur/Bar | Prime NB Desc: COMM GD | Total: 836,092 | Spl Credit | Total: 836,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	67 - Fast Food		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.25000000
Const Adj.:	0.99909610
Adj $ / SQ:	187.331
Other Features:	13592
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314834
Depreciation:	71782
Depreciated Total:	243052

COMMENTS

1966 / DUNKIN DONUTS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	2	

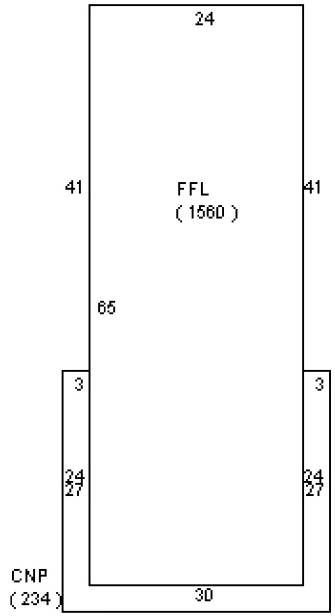
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,560	187.330	292,236
CNP	Canopy	234	38.490	9,007

Net Sketched Area:	1,794		Total:	301,243	
Size Ad	1560	Gross Are	1794	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.33
Special Features:	0	Val/Su Net:	135.51
Final Total:	243100	Val/Su SzAd	155.83

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4000	A	AV	1975	2.75	T	35.2	326			7,100			7,100
83	Sign	D	Y	1	26	A	AV	1990	49.52	T	23.2	326			1,000			1,000

More:	N	Total Yard Items:	8,100	Total Special Featues:	Total: 8,100